



**ORR RD**

BUSINESS CENTER

**30,000 - 155,100 SQUARE FEET AVAILABLE**

Building 1: 6830 Orr Rd Charlotte, NC 28215

Building 2: 6900 Orr Rd Charlotte, NC 28215

**LOVETT**  
INDUSTRIAL

**AVISON**  
**YOUNG**

# Property Overview.

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Orr Road Business Center is a 280,200-square-foot industrial park consisting of two Class-A buildings located in the North Graham Submarket of Charlotte, North Carolina.

The property offers spaces ranging from 30,000 to 155,100 square feet, with features such as 32-foot clear heights, 6-inch reinforced concrete slabs, 180-foot truck courts with associated trailer parking, 59 ample dock-high doors (28 at building one & 31 at building two) and two drive-in doors each.

The Business Center is within reach of approximately 270,000 consumers within a 5-mile radius and is in close proximity to over 8,000 service-producing industries.



## Highlights.

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- Located within Charlotte's Infill North Graham Submarket
- 32-Foot Modern Clear Height
- Ample Trailer Storage
- Spacious Truck Courts
- Move-in Ready Suites



# Property Features.

## Building 1

Available for Lease	155,100 SF
Spec Office	1,795 SF
Configuration	Rear Load
Building Depth	260'
Speed Bay	60'
Clear Height	32'
Column Spacing	52' x 50'
Dock Doors	28
Drive-in Doors	2 (Manually Operated)
Trailer Parking Spaces	30
Auto Parking Spaces	114

## Building 2

Available for Lease	125,100 SF
Spec Office	1,795 SF
Configuration	Rear Load
Building Depth	210'
Speed Bay	60'
Clear Height	32'
Column Spacing	52' x 50'
Dock Doors	31
Drive-in Doors	2 (Manually Operated)
Trailer Parking Spaces	28
Auto Parking Spaces	99



**Uptown Charlotte**  
±5.0 Miles from Site

**CLT Douglas Intl. Airport**  
±13.9 Miles from Site



**270K**

**2023 POPULATION  
WITHIN 5-MILES**

**8,578**

**SERVICE-PRODUCING INDUSTRIES  
WITHIN 5-MILES**

**9K**

**AVERAGE DAILY  
TRAFFIC COUNT**

\* 2022 COUNT YEAR

# Charlotte Regional Overview.

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The Charlotte Region, located on the East Coast between New York and Miami, has efficient infrastructure for moving goods and people. With a population of 2.9 million, Charlotte has experienced a 20 percent population growth since 2010. It is a manufacturing region and home to more than 3,500 manufacturers. North and South Carolina are recognized as the top two states in the country for manufacturing competitiveness, boasting the two lowest corporate tax burdens in the Southeast. This distinction solidifies the region as a prime destination for manufacturers worldwide



3 major East Coast ports within 250 miles (Wilmington, Charleston, Savannah) as well as the Charlotte inland port



Served by two major railroads (CSX and NS) as well as regional lines

*\*Source: <https://charlotteregion.com/>*



## Recent Expansions & Relocations.

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Since 2023, over 4,400 jobs and \$3.1 billion in capital investment have been announced

- **Eli Lilly**  
589 jobs, \$1 billion in capital investment
- **E&J Gallo Winery**  
500 jobs, \$423 million in capital investment
- **Pallidus**  
405 jobs, \$443 million in capital investment
- **Albemarle**  
300 jobs, \$1.3 billion in capital investment

## Leased by:

**AVISON  
YOUNG**

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## Developed by:

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